



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY

Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER

Zoning Board Secretary

Email: zoningboard@westorange.org

*Philip D. Neuer, Chairperson
Brent D. Scott, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
Irv Schwarzbaum
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*Savo, Schalk, Corsini, Warner, Gillespie, O'Gradnick & Fisher PA, Board Attorney
CME Associates, Consulting Planner
John J. Hess, PE, PP, Consulting Engineer
Geniece Gary-Adams (Director of Planning & Development/Zoning Official)
Zayibeth Carballo, Municipal Engineer*

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

December 18, 2025

8:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82337578130?pwd=JuTRbb1Xl0tq4BoyoNTr0WPJSWJQsm.1>

Passcode: 035278; Join via audio: +1 646 931 3860 US;

Webinar ID: 823 3757 8130; Passcode: 035278

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109 or 973-325-4133.)

A. NOTICE

Notice of this meeting was given to the Township Clerk, the West Orange Chronicle and the Star Ledger, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

- Future Meetings: January 15, 2026 (Regular Meeting)
February 19, 2026 (Regular Meeting)

F. SWEARING IN

- Township Professional(s).

G. MINUTES

- November 20, 2025 (Regular Meeting)

H. APPLICATIONS

1.) ZB-25-06 Neil

Block: 46.02; Lot: 10; Zone: R-5

13 Lowell Avenue

Variances to construct a new front porch on an existing two and one half story home

[15677/13-Lowell-Ave-WO-ZBA-Application-C-Variance-for-Front-Open-Porch](#)

[15676/13-LOWELL-AVE-SURVEY-w-outline-of-proposed-front-porch](#)

[15678/13-Lowell-Ave-200ft-map-and-owners-list](#)

[15679/2505-A100-PERMIT-250804](#)

[15680/2505-A200-PERMIT-250804](#)

[15681/VERIFICATION-OF-TAXES-AND-SEWER-CHARGES-PAID](#)

[15682/2505-A100-PERMIT-250607](#)

[15683/2505-A200-PERMIT-250607](#)

[15684/13-Lowell-Ave-Richard-J-Hingos-Inc-Survey](#)

[15685/Geniece-Gary-Adams-July-2nd-Letter](#)

[15686/25-10-20-Neil-Lowell-Ave---Planning-Review-1](#)

[15687/M ZB-25-06 13-Lowell-Ave-Memo1_jrm](#)

[Noticing Documents - NEIL---Dec-8-2025 \(rc'd 12-8-2025\)](#)

(Carried from 11/20/2025)

2.) ZB-24-06 PUBLIC SERVICE ELECTRIC AND GAS COMPANY

Block: 155 Lot: 26.01 Zone: (O-R) Office Research; (PURD) Planned Unit

Residential Development; (R-5) Single Family Residential Zone

325 Mount Pleasant Avenue

Seeking Variances, Preliminary, and Final Major Site Plan Approval in connection with upgrades.

[M1_Development-Plans---Site-Plans](#)

[J_2024-05-09_West-Orange-Stormwater-Management-Plan](#)

[West-Orange-Compiled-ZBA-Application-5-15-24](#)

[M3_Development-Plans---Civil-Plans](#)

[M2_Development-Plans---Landscape-Plans](#)

[ZB-24-06---PSEG---Tree-Removal-Application](#)

[PSEG-West-Orange-Switching-Substation-West-Orange-NJ6524](#)

[24-07-24---Review-1-CME](#)

[PSEG-325-Mt-Pleasant-Ave---Affidavit-of-Publication-w-Mailing](#)

[PSEG-Forester Memo](#)

[325-Mount-Pleasant-Ave--ZB-24-06--Planning-Review---August-12-2024](#)

[13433/West-Orange_Additional-Environmental-Info_82924](#)

[13434/0601315-0895-West-Orange_L01R-Rendering](#)

[0401315-0895-LA01-Landscape-Plan-L-01](#)

[13436/0501315-0895-LA02-Landscape-Details-L-02](#)

[0301315-0895-TR02-Tree-Removal-Details-TR-03](#)
[0101315-0895-TR01-Tree-Removal-Plan-TR-01](#)
[0201315-0895-TR02-Tree-Removal-Details-TR-02](#)
[Final-Affidavit-of-Publication--Mailing-w-Exhibits-Special-Hearing-PSEG-325-Mt-Pleasant-Ave](#)
[24-09-09---CME-Review-2](#)
[PSEG-prospect-and-Mt-pleasant-September-2024-forester memo](#)
[PSEG West-Orange Photosimulations91224-Exhibits](#)
[9-12-24-West-Orange-BOA-ZB-24-06-PSEG-Full-size-Transcript](#)
[Exhibit A8 – Picture - Fairmount Substation \(Dated – August 23, 2023\)](#)
[Exhibit A-9 Picture Newport Substation \(Dated – June 12, 2024\)](#)
[Exhibit A-10 - Picture Hillsdale Substation \(Dated – November 22, 2022\)](#)
[Exhibit A-11 - Picture Greenville Substation \(Dated – August 23, 2024\)](#)
[Exhibit A-12 - Picture - Plainfield Substation \(Dated – June 13, 2016\)](#)
[Exhibit A-13 - East-Rutherford \(Dated - May 17, 2016\)](#)
[9-19-24-West-Orange-BOA-ZB-24-06-PSEG-Full-size Transcript](#)
[9-19-24-West-Orange-BOA-ZB-24-06-PSEG-Condensed Transcript](#)
[Ltr-to-D-Chandler-Twp-of-WO-Encl-Affid-of-Publ--Mailing-10-17-24-Hearing](#)
[Affidavit-of-Publication--Mailing-w-Exhibits---PSEG-West-Orange-10-17-24-Hearing](#)
[CONSENT-TO-CONTINUANCE-EXTENSION-OF-HEARING---West-Orange---](#)
[PSEG-ZBA-4875-2737-6369-v1](#)
[Transcript-10-17-24-WO-BOA-ZB-24-06-PSEG-Full-size](#)
[\(Dated-11-6-2024\) Hudson-Essex-Passaic-Soil-Conservation-District-Ltr-to-N-Merainer-\(rcd-12-30-2024\)-re-soil-erosion](#)
[12-12-24-Special Meeting Transcript Full-Size](#)
[12-12-24-Special Meeting Transcript Condensed](#)
[Ltr frm J. Porter Esq. to-Chairman-Neuer-and-ZBA-Members-w-EXHIBITS-FOR-LTR-REQUESTING-2-BD-MEMBERS-REQUSAL-2-10-25---PSEG-325-MT-PLEASANT-WO \(rcd 2-10-2025\)](#)
[Proof-of-Publication-and-Mail-w-Exhibits---PSEG-325-Mt-Pleasant-Ave \(rcd 11-10-25\)](#)
[11-12-2025-Email-From-B-Feeney-West-Orange-Historical-Preservation-Society-received-11-14-2025](#)
[PSEG-North-Central-Reliability-Project-mentioned-in-B-Feeney-email-rcd-11-14-2025](#)
[11-14-2025 Memo-to-Zoning-Board- from West Orange Historic Preservation Commission \(rcd 11-14-2025\)](#)
[12-8-2025 PSEG-West-Orange-Switching-Station_Conceptual-Tree-Removal-Memo \(rcd 12-8-2025\)](#)
[12-8-2025 Stormwater Management Plan Revision A \(rcd 12-8-2025\)](#)
[12-8-2025 West-Orange-Transmittal-Letter \(rcd 12-8-2025\)](#)
[12-8-2025 West-Orange-Concept-Plan-Sheets \(rcd 12-8-2025\)](#)
[12-11-2025-PSEG-Company---CME-Planning-Review-1 \(rcd 12-11-2025\)](#)
[12-12-2025--Engineering-Review-3 \(rcd 12-15-2025\)](#)
[12-16-25-ZB-24-06---PSEG---Town-Forester-Memo---rcd-12-16-2025](#)

3.) ZB-24-15 Waystone Realty LLC (Carried from September 18, 2025)

42 Eagle Ridge Way

Block: 106; Lot: 24.01; Zone: R-1;

**Application for Preliminary and Final Major Site Plan Approval with D
Variances.**

[Application-for-42-ERW](#)

[Burgis-Variance-Discussion---42-Eagle-Ridge-Way-1](#)

[Copy-of-12-27-letter-to-WO](#)

[EX-1-PB-98-11---Highview-at-West-Orange---Resolution-Adopted-See-Last-Paragraph](#)

[Letter-10-18-of-Explanation-for-42-ERW](#)

[200-foot-radius-list-for-42-ERW](#)

[Part-of-Letter-of-Explanation-for-42-ERW](#)

[/240515---42-Eagle-Ridge-Way---West-Orange---SCD-2024-06-12-1](#)

[241018 42-ERW-Layout_s](#)

[241018 42-ERW Stormwater-Report compiled](#)

[241220 42-ERW-Full-Civil-Set-FINAL](#)

[241220 42-ERW Stormwater-Report-FULL](#)

[Application-for-42-ERW-2](#)

[42-Eagle-Ridge-Way-ZB-24-15-Planning-Review---January-28-2025](#)

[23-1345-010---ZB-24-15---42-Eagle-Ridge-Way---Engineering-Review](#)

[Noticing Documents \(rcd 6-2-2025\)](#)

[Chronicle-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)

[Star-Ledger-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)

[Proof-of-Mailing-Page-3-of-3-waystone \(rcd 6/2/25\)](#)

[Proof-of-Mailing-Page-2-of-3-Waystone \(rcd 6/2/25\)](#)

[Proof-of-Mailing-Page-1-of-3-Waystone \(rcd 6/2/25\)](#)

[250701 42-ERW Stormwater-Report \(rcd 7-02-2025\)](#)

[240515---42-Eagle-Ridge-Way---West-Orange-Survey\(rcd 7-02-2025\)](#)

[42-ERW-House-Plans\(rcd 7-02-2025\)](#)

[42-ERW-Barn-and-Arena-Plans\(rcd 7-02-2025\)](#)

[250701 JF Response-Letter\(rcd 7-02-2025\)](#)

[15298/O2Compost-SOQ-Comprehensive\(rcd 7-02-2025\)](#)

[15297/Letter-7-2-25-to-WO-Waystone\(rcd 7-02-2025\)](#)

[15295/250701 42-ERW-Full-Set-Rev\(rcd 7-02-2025\)](#)

[Letter-7-2-25-from-Colliers-Waystone\(rcd 7-02-2025\)](#)

[Engineering-Review-No-2-Sept-2-2025 \(rcd 9-2-25\)](#)

[ZB-24-15-Planning-Review-Rev-1--September-2-2025 \(rcd 9-2-25\)](#)

[VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID \(rcd 9-4-2025\)](#)

[12-3-2025 Preliminary & Final Major Site Plan \(rcd 12-4-2025\)](#)

[12-3-2025 Stormwater-Report \(rcd 12-4-2025\)](#)

[12-5-2025 - Ltr from P. Moon to R. Cohn re- compost \(rcd 12-8-2025\)](#)

[Link mentioned in 12-5-2025 Ltr from P. Moon to R. Cohn re- compost \(rcd 12-8-2025\)](#)

[12-16-25--ZB-24-15---Town-Forester-Memo---rcd-12-16-2025](#)

[12-16-2025-ZB-24-15 42-Eagle-Ridge-Way Engineering-Review-3 \(rcd 12-16-2025\)](#)

[12-16-25-Waystone---CME-Planning-Review-1 \(rcd 12-17-2025\)](#)

4.) ZB-25-02 Montclair Stables LLC (Carried from September 18, 2025)
Block: 152.02; Lot:176,179, & 186 ; Zone: R-1, R-5, B-5,
12-22 Woodland Avenue
 Preliminary and Final Site Plan with C and D Variances
[12-22-Woodland-Ave---ZB-25-2---Request-for-Information-Memo---February-28-2025](#)
[12-22-Woodland-Ave-ZB-25-2-Planning-Review---April-1-2025](#)
[Application](#)
[25-04-03---CME-Review-1](#)
[Montclair-Stables-Operating-Narrative-REVISED](#)
[WO-ZBA-Application---Montclair-Stables-LLC-](#)
[ZB-04-34--12-22-Woodland-Ave--RL-Stables_Redacted](#)
[Application-rev1](#)
[Cover-Letter](#)
[12-Woodland-24x36](#)
[12-Woodland-24x36-2](#)
[MONTCLAIR-STABLES-APPLICATION-PLAN-SET](#)
[2025-02-05_Planning-Report](#)
[Montclair-Stables-BLA-20241227-TRP-Set](#)
[MONTCLAIR-STABLES-EARTHWORK-PLANS](#)
[MONTCLAIR-STABLES-DRAINAGE-AREAS-PLANS](#)
[Montclair-Stables-Drainage-Report-1-10-25](#)
[Montclair-Stables-Corp-Filing](#)
[Montclair-Stables-LLC-verification-of-taxes-paid](#)
[Application](#)
[Montclair-Stables---Listing-of-Variances-for-Application](#)
[Stables---200-ft-List--Map](#)
[Bosenberg-Landscaping-Response-9525 \(rcd 9-8-2025\)](#)
[Cut-and-Fill-Plan \(rcd 9-8-2025\)](#)
[Drainage-Report-and-Supplement-82625 \(rcd 9-8-2025\)](#)
[Montclair-Stables---Ltr-on-SPRAB-report-9525v1 \(rcd 9-8-2025\)](#)
[Montclair-Stables-Lighting-Catalog-Cuts \(rcd 9-8-2025\)](#)
[Montclair-Stables-verification-of-taxes \(rcd 9-8-2025\)](#)
[Site-Plan-Revisions-82525 \(rcd 9-8-2025\)](#)
[Steep-Slopes-Report-82625 \(rcd 9-8-2025\)](#)
[Stonefield-Planning-Response-9525 \(rcd 9-8-2025\)](#)
[Proof-of-Publication \(rcd 9-8-2025\)](#)
[Montclair-Stables---Newspaper-Notice-9425 \(rcd 9-8-2025\)](#)
[Affidavit of Service & Notice \(rcd 9-8-2025\)](#)
[Montclair-Stables---200-ft-list-82925 \(rcd 9-8-2025\)](#)
[Certified Mail Receipts \(rcd 9-8-2025\)](#)
[12-22-Woodland-Ave-ZB-25-2-Planning-Review-Rev-1--September-11-2025 \(rcd 9-12-2025\)](#)
[Friend-and-Wenzel \(rcd 10-3-2025\)](#)
[Scan_20251003 \(rcd 10-3-2025\)](#)
[SKM_45825100313100 \(rcd 10-3-2025\)](#)
[25-09-15-Memorandum \(rcd 10-17-2025\)](#)

5.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 11/20/2025)

Block: 153; Lot:38; Zone:B-2

470 Eagle Rock Avenue

Preliminary & Final Major Site Plan

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[ZB-22-13-2023-04-05-Traffic-Impact-Study---Rev-1](#)

[ZB-22-13-2023-04-06-Twp-Resubmission-Letter](#)

[ZB-22-13-Acoustal-Evaluation](#)

[ZB-22-13-Architectural-Plans---Popeyes-Sonic-West-Orange---Eagle-Rock](#)

[ZB-22-13-Combined-Site-Plan](#)

[ZB-22-13-Combined](#)

[ZB-22-13-Transmittal---00003](#)

[ZB-22-13--2023-03-Drainage-Statement](#)

[ZB-22-13-2023-04-Tree-Removal-Report](#)

[2023-06-30-Solid-Waste-Management-Plan](#)

[2023-07-06-TRAFFIC-IMPACT-STUDY](#)

[2023-07-07---Required-Regulatory-Approval-List](#)

[2023-07-07-Affidavit-of-Ownership](#)

[2023-07-07-Fast-Food-Summary](#)

[2023-07-10-Twp-Resubmission-Letter](#)

[Combined-Arch-Plans](#)

[Road-Vacation-Bk-12175-Pg-2396](#)

[Site-Plan_Rev3](#)

[Transmittal---00005](#)

[470-Eagle-Rock-Avenue-West-Orange_Revised-Planning-Report_07072023](#)

[2023-06-Drainage-Statement](#)

[2023-06-Tree-Removal-Report](#)

[2023-06-West-Orange---EIS](#)

[2023-06-28-Acoustical-Evaluation](#)

[2023-06-OM-Manual](#)

[2023-07-07---Variance--Waiver-List](#)

[470-Eagle--EIS-06-2024](#)

[470-Eagle--Filing-App-to-ZBA-8-12-24](#)

[470-Eagle--Planning-Report-8-2-24](#)

[70-Eagle--Site-Plan-6-7-24](#)

[470-Eagle--TIS-6-4-24](#)

[470-Eagle--Tree-Removal-Report-06-2024](#)

[470-Eagle--Waste-Management-Plan-6-7-24](#)

[470-Eagle--Acoustical-Report-6-17-24](#)

[470-Eagle--Arch-6-12-24](#)

[470-Eagle--Drainage-Reports-06-2024](#)

[470-Eagle--Executed-Revised-ZBA-Package](#)

[PB-97-18-Fan-and-Jade-Inc](#)

[ZB-22-13-MPB-REALTY---RESOLUTION-OF-DISMISSAL-WO-PREJUDICE-ADOPTED](#)

[24-10-29-MPB-Realty---Planning-Review-1](#)
[24-10-31---Review-1](#)
[470-Eagle--SWM-OM-06-2024](#)
[24-12-10-MPB-Realty---SPRAB-Report](#)
[2025-02-25-Township-Resubmission-Letter \(Rcd 3-6-2025\)](#)
[Rev-2-Combined \(Rcd 3-6-2025\)](#)
[S102199025SV0-24x36-Survey \(Rcd 3-6-2025\)](#)
[Transmittal---00013 \(Rcd 3-6-2025\)](#)
[2024-07-01---Affidavit-of-Ownership \(Rcd 3-6-2025\)](#)
[2024-12-11---Tax-Certification \(Rcd 3-6-2025\)](#)
[2025-01-10---Required-Regulatory-Approval-List \(Rcd 3-6-2025\)](#)
[2025-02-Drainage-Statement---Signed \(Rcd 3-6-2025\)](#)
[2025-02-Tree-Removal-Report \(Rcd 3-6-2025\)](#)
[2025-02-West-Orange---EIS-Signed \(Rcd 3-6-2025\)](#)
[2025-02-03-Acoustical-Evaluation \(Rcd 3-6-2025\)](#)
[Noticing Documents \(rcd 3-10-2025\)](#)
[CME Review 2 \(Dated and Rcd 3-11-2025\)](#)
[MPB-Realty---Planning-Review-2 \(Dated & Rcd 3-17-2025\)](#)
[Ltr-From-Hudson-Essex-Passaic-Soil-Conservation-District-re-MPB-Realty-Popeyes-and-IHOP-Restaurant-Dated-3-5-2025---Rcd-5-2-2025](#)
[2025-10-08-Acoustic-Supplemental-Memo \(rcd 10-10-2025\)](#)
[2025-10-08-Township-Resubmission-Letter \(rcd 10-10-2025\)](#)
[Sustainability-Checklist \(rcd 10-10-2025\)](#)
[23-0099-PB-2-CONCEPT-PB-RF-ss \(rcd 10-10-2025\)](#)
[ZB-22-13-MPB-Realty-470-Eagle-Rock-Avenue---SP-Mtg-10-23-2025-Noticing-rcd-10-16-25](#)
[25-10-16-Memorandum-Engineering---rcd-10-17-2025](#)
[25-10-20-MPB-Realty---Planning-Review-4 \(r'cd 10-20-2025\)](#)
[12-4-2025 Traffic Impact Study - rcd 12-8-2025](#)
[12-8- 2025 Resubmission-Letter From Dynamic Engineering \(rcd 12-8-2025\)](#)
[11-25-2025 - Site Plans \(Rev 4\) rcd 12-8-2025](#)
[12-12-2025-Engineering-Review-5 \(rcd 12-15-2025\)](#)
[12-12-25 MPB-Realty---Planning-Review-5 \(rcd 12-16-2025\)](#)
[12-17-2025 - ZB-22-13-470-Eagle-Rock-Ave - Forester Memo \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REMOVAL-PERMIT-APPLICATION \(rcd 12-17-25\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REPLACEMENT-TABLE \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - Tree-Ordinance \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - ESSEX-COUNTY-NATIVE-PLANT-LIST \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - CHECKLIST-FOR-TREE-REMOVAL---SOLAR-PANEL-Projects \(rcd 12-17-2025\)](#)

I. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
 THURSDAY, January 15, 2026, AT 8:00 PM.****